



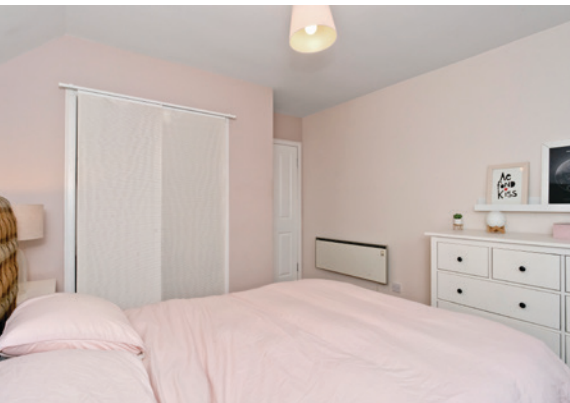
**GILSON GRAY**

LAW • PROPERTY • FINANCE

**56/4 MOIRA TERRACE**

Craigentanny, Edinburgh, EH7 6RY





## 56/4 MOIRA TERRACE

Part of a modern development in popular Craigentinny, this two-bedroom, first-floor flat offers a convenient location for those looking to live near Portobello and still be within easy reach of Edinburgh city centre. The home is well-presented throughout and it provides bright and airy accommodation, including a modern kitchen and bathroom. Furthermore, it has access to communal gardens and private parking.

The flat is reached via a secure shared entrance and stairwell, its front door opening into a central hall connecting to all accommodation. It offers two built-in cupboards and leads right into the living/dining room. Here, neutral décor is paired with subtle accent walls and an easy-upkeep floor, creating an elegant environment for everyday use. There is floorspace for comfy lounge furniture and there is a box bay window that forms the perfect setting for a table and chairs. A modern fireplace frames the room with a focal point. The kitchen is next door. It sports a modern design and colour palette, fitted with white cabinets and complementary worksurfaces. It also comes with a selection of seamlessly integrated appliances. Set side by side, the two double bedrooms both feature light décor and easy-to-maintain flooring. In addition, the principal bedroom benefits from a built-in wardrobe, whereas the second bedroom (with built-in storage) showcases the home's versatility being arranged as an office. A bathroom with modern décor and a three-piece suite completes the accommodation. It is fitted with a bath, an overhead shower, a washbasin, a toilet, and a towel radiator.

Externally, the development is flanked by lawned communal gardens and it provides private residents' parking.

Extras: integrated kitchen appliances and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Bright & airy first-floor flat
- Part of a modern development
- Convenient setting in Craigentinny
- Well-presented interiors
- Central hall with built-in storage
- Living/dining with box bay window
- Modern fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Lawned communal gardens
- Private residents' parking



EPC RATING:

C

COUNCIL TAX BAND:

D

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## CRAIGENTINNY, EDINBURGH

Living north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

